

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-034</u>	<u>CLAUDIO SOBERANES</u>
<u>04-049</u>	<u>SERGIO A. FLEITES</u>
<u>04-077</u>	<u>MARVIN J. & MARIA E. RIOS</u>
<u>04-087</u>	<u>JAVIER REYES</u>
<u>04-088</u>	<u>SISI CARNERO</u>
<u>04-090</u>	<u>ELSA SANCHEZ</u>
<u>04-103</u>	<u>KOWELL CORPORATION</u>
<u>04-120</u>	<u>VICTOR F. PEREZ</u>
<u>04-134</u>	<u>ELVIRA MALDONADO</u>
<u>04-168</u>	<u>GERARDO S. MONTALVO</u>

HEARING NO. 04-10-CZ10-1 (04-34)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: CLAUDIO SOBERANES

- (1) Applicant is requesting to permit an office building with a lot coverage of 49.11% (40% permitted).
- (2) Applicant is requesting to permit the office building setback 16' (20' required) from the front (east) property line.
- (4) Applicant is requesting to permit the office building setback varying from 9.67' to 13.5' (15' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Office Lofts," as prepared by Berry Rincon Studio, consisting of 7 sheets, dated, signed and sealed 9/30/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9 & 10, less the east 10', SUBDIVISION CENTRAL MANOR, Plat book 16, Page 19.

LOCATION: 2506 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.13 Acre

PRESENT ZONING: BU-1 (Neighborhood – Business)

APPLICANT: SERGIO A. FLEITES

- (1) USE VARIANCE to permit all semi-professional office uses in the RU-1 zone as would be permitted in the RU-5A zone.
- (2) Applicant is requesting to permit an existing building setback a minimum of 8.33' (15' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Change of Zoning District Mr. Sergio Fleites," as prepared by Perez Vichot, A. I. A., consisting of 3 sheets, 2 sheets dated 4/1/04 and one sheet dated 2/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Lot 8, Block 3 of BREEZVIEW MANORS, Plat book 62, Page 38, less the following described portion (Parcel No. 94): Begin at the Northwest corner of said Lot 8; thence run S/ly along the west line of said Lot 8 for a distance of 51.9' to a Point of curvature of a circular curve to the left; thence run SE/ly along the arc of said circular curve to the left, having a radius of 25', through a central angle of 89°54'10" for an arc distance of 39.23' to the Point of tangency with the south line of said Lot 8; thence run E/ly along the south line of said Lot 8 for a distance of 5.4' to the Point of curvature of a circular curve concave to the Northeast; thence run NW/ly along the arc of said circular curve concave to the Northeast, having a radius of 25', through a central angle of 88°44'34" for an arc distance of 38.72' to the Point of reverse curvature with a circular curve to the left; thence run N/ly along the arc of said circular curve to the left having a radius of 2,905.79' through a central angle of 0°88'16" for an arc distance of 6.99'; thence run N/ly along a line tangent to the previously described curve for a distance of 45.42' to the Point of intersection with the north line of said Lot 8; thence run W/ly along the north line of said Lot 8 for a distance of 4.23' to the Point of beginning.

LOCATION: 1575 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 76' x 135'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-10-CZ10-3 (04-77)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: MARVIN J. & MARIA E. RIOS

Applicants are requesting to permit an addition to a single family residence setback a minimum of 12' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition Playroom & Computer Room," as prepared by Manuel Calderin, dated 3/9/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1 of TROPICAIRE CENTER, Plat book 146, Page 43.

LOCATION: 7884 S.W. 36 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 98.56' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: JAVIER REYES

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 district as would be permitted in the RU-5A district.
- (2) Applicant is requesting to permit an office building setback a minimum of 10.6' from the interior side (north) property line, and setback a minimum of 11.25' from the interior side (south) property line (15' required from each).
- (3) Applicant is requesting to permit a lot area of 7,848.75 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit a lot frontage of 74.75' (75' required).
- (5) Applicant is requesting to permit a landscape open space of 11.69% (25% required).
- (6) Applicant is requesting to waive the required 5' wide landscaped buffer between dissimilar land uses along the interior side (north & south) property lines and to permit a minimum of a 2.25' wide buffer along the rear (east) property line.
- (7) Applicant is requesting to permit 4 trees (9 trees required) planted within the required 5' wide buffer abutting dissimilar land uses along the interior side (north & south) and the rear (east) property lines.
- (8) Applicant is requesting to permit a landscape greenbelt 6.5' wide (7' wide required) along the front (west) Right-of-Way.
- (9) Applicant is requesting to permit a one-way driveway varying in width from 10.6' to 12.75' (14' required).
- (10) Applicant is requesting to permit a dedication of 35' (40' required) for the east half of S.W. 107 Avenue (80' required for section line roads).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #6 - #10 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Non-Use Variance (RU-5A) for 3211 S.W. 107 Ave.," as prepared by German Arturo Agudelo, consisting of two sheets, dated last revised April 23, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 6, of MACSON HEIGHTS-1ST ADDITION, Plat book 67, Page 99.

LOCATION: 3211 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: SISI CARNERO

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 district as would be permitted in the RU-5A district.
- (2) Applicant is requesting to permit an office building setback a minimum of 10.75' from the interior side (north) property line, and setback 12.25' from the interior side (south) property line (15' required from each).
- (3) Applicant is requesting to permit with a lot area of 7,875 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit a landscaped open space area of 16.32%. (25% required).
- (5) Applicant is requesting to waive the required 5' wide landscaped buffer between dissimilar land uses along the interior side (north & south) property lines.
- (6) Applicant is requesting to permit 4 trees (9 trees required) within the required 5' wide buffer abutting dissimilar land uses along the interior side (north & south) and the rear (east) property lines.
- (7) Applicant is requesting to permit a 6.5' wide landscape greenbelt (7' required) along the right-of-way.
- (8) Applicant is requesting to permit a one-way driveway varying in width from 10.75' to 12.25' (14' required).
- (9) Applicant is requesting to permit a dedication of 35' (40' required) for the east half of S.W. 107 Avenue (80' required for section line roads).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #5 - #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Non-Use Variance (RU-5A) for 3221 S.W. 107 Ave.," as prepared by German Arturo Agudelo, consisting of two sheets, dated last revised April 23, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 6, of MACSON HEIGHTS-1ST ADDITION, Plat book 67, Page 99.

LOCATION: 3221 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: ELSA SANCHEZ

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 district as would be permitted in the RU-5A district.
- (2) Applicant is requesting to permit the existing building setback varying from 11.92' to 13.5' from the interior side (north) property line, and setback varying from 11.25' to 12' from the interior side (south) property line (15' required from each).
- (3) Applicant is requesting to permit a lot area of 7,875 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit a landscaped open space area of 14.48% (25% required).
- (5) Applicant is requesting to waive the required 5' wide landscaped buffer between dissimilar land uses along the interior side (north) and (south) property lines, and to permit a minimum of 2.67' wide buffer along the rear (east) property line.
- (6) Applicant is requesting to permit 4 trees (9 trees required) within the required 5' wide buffer abutting dissimilar land uses along the interior side (north & south) and the rear (east) property lines.
- (7) Applicant is requesting to permit a 3.33' wide landscaped greenbelt (7' wide required) along the right-of-way.
- (8) Applicant is requesting to permit a one-way driveway varying from 11.25' to 13.5' wide (14' required).
- (9) Applicant is requesting to permit a dedication of 35' (40' required) for the east half of S.W. 107 Avenue (80' required for section line roads).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #5 - #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Non-Use Variance (RU-5A) for 3301 S.W. 107 Ave.," as prepared by German Arturo Agudelo, consisting of two sheets dated, signed and sealed March 16, 2004 and dated last revised April 23, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 6, of the Plat of MACSON HEIGHTS-1ST ADDITION, Plat book 67, Page 99.

LOCATION: 3301 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.18 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: JOSE CUETO & ASTRID GARCIA

- (1) Applicant is requesting to permit a duplex residence setback 24.9' from the front (north) property line (25' required).
- (2) Applicant is requesting to permit the duplex residence setback 24.15' from the rear (south) property line (25' required).
- (3) Applicant is requesting to permit the duplex residence setback a minimum of 7.03' from the interior side (west) property line (7.5' required).
- (4) Applicant is requesting to permit the duplex residence setback a minimum of 14.64' from the side street (east) property line (15' required).
- (5) Applicant is requesting to permit the duplex residence to have a lot coverage of 37% (30% permitted).
- (6) Applicant is requesting to permit a shed setback 7.05' from the side street (east) property line (10' required for sheds less than 100 sq. ft.).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed CBS addition for Mr. & Mrs. Cueto," as prepared by G. A. Rodriguez, R. A., dated 3/3/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 2, CONCORD ESTATES, FIRST ADDITION, Plat book 114, Page 50.

LOCATION: 11002-04 S.W. 38 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 76.66' x 115.7'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 04-10-CZ10-8 (04-103)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: KOWELL CORPORATION

- (1) RU-2 to RU-5A
- (2) Applicant is requesting to permit lots with frontages of 50' each (75' required).
- (3) Applicant is requesting to permit lot areas of 4,208.5 sq. ft. for Lot 48 and 5,250 sq. ft. for Lot 125 (10,000 sq. ft. required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Boundary Surveys for 3808 S.W. 87 Avenue and 3831 S.W. 87 Court," as prepared by Odalys C. Bello, P. S. M. and dated 12/2/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 125 and Lot 48, less the east 22' for road right-of-way, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3831 S.W. 87 Court & 3808 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.24 Acre

RU-2 (Two Family Residential)

RU-5A (Semi-professional Offices)

HEARING NO. 04-10-CZ10-9 (04-120)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: VICTOR F. PEREZ

AU to RU-1M(a)

SUBJECT PROPERTY: The north 630' of the south 1,933' of the west ½, of the west ½, of the NW ¼, subject to an easement for ingress, egress and utilities over the west 55' and over the east 25' thereof in Section 9, Township 54 South, Range 39 East.

LOCATION: Lying on the Northeast corner of theoretical S.W. 157 Avenue & theoretical S.W. 14 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.546 Acres

AU (Agricultural – Residential)
RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: ELVIRA MALDONADO

- (1) Applicant is requesting to permit an addition to a single family residence setback a minimum of 13.4' from the rear (south) property line (25' required).
- (2) Applicant is requesting to permit the single family residence setback a minimum of 14.31' from the side street (east) property line (15' required).
- (3) Applicant is requesting to permit a wall and screen enclosure setback 6.8' from the interior side (west) property line (7.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Plan for Legalization for Elvira Maldonado," as prepared by Manuel Siques, P. E., dated stamped received 4/7/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 25, MIRACLE MANOR, 4TH ADDITION, Plat book 60, Page 100.

LOCATION: 7830 S.W. 16 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-10-CZ10-11 (04-168)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: GERARDO S. MONTALVO

Applicant is requesting to permit an addition to a single family residence setback a minimum of 12.5' (25' required) from the rear (NE/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Gerardo Montalvo," as prepared by Mario Coro, Registered Architect, consisting of 4 sheets and dated May 14, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 108, ELEVENTH ADDITION TO WESTWOOD GARDENS, Plat book 68, Page 6.

LOCATION: 10795 S.W. 51 Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.194 Acre

PRESENT ZONING: RU-1 (Single Family Residential)